

Hillside,
Tarleton


SMART MOVE



Asking Price **£475,000**



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Hillside is a much sought after location, set only a short stroll to Tarleton village centre. Seldom do people move away from the road and as such, rare indeed is the opportunity to acquire a home here. This much improved and extended detached family home is one such rarity. Spanning around 1,816 sq ft, this well proportioned home is sure to generate keen interest and as such, we cannot recommend highly enough the need to go see this amazing home in person.

The internal layout of the property in brief includes: entrance hall with stairs leading to the first floor, ground floor WC, main lounge with bay window to the front and internal double doors to the family room, open plan fitted kitchen diner, conservatory overlooking the rear garden, dining room, utility room, integral single garage, first floor landing with loft access point, master bedroom with open plan dressing area and en suite shower room off, three further good-sized bedrooms and the family bathroom complete the accommodation.

The property occupies a generous plot which most new homes built today cannot hold a candle to and as such, it boasts larger than average outdoor space to both the front and rear. Off road parking for a number of vehicles is available to the front, both on the double width driveway, as well as within the integral garage. Next to the driveway is a mature lawned front garden, with established trees and shrubs bordering. The main garden is located to the rear of the property and is sure to impress once seen in person, as it has a mature private garden, with the added bonus of having further secluded woodland area beyond the garden. The main garden boasts a paved patio area, timber decked sun terrace, established lawn, feature trees and planted borders and gated access to the woodland area, which occupies a lower tier to the main garden and gives added privacy, as well as being a haven for nature and gardeners alike.

To locate the property using What3Words search keywords: hopeless.guesswork.talents

About the Local Area: Tarleton is a village situated in the Lancashire mosslands north east of Southport, and to the south west of Preston, in North West England. The village is known for farming due to its rich soil quality. The River Douglas runs northwards to the east of the village, as does the Leeds Liverpool Canal. Within the village itself are a fantastic array of boutique independent shops, hairdressers, beauticians, takeaways and gift shops, as well as larger chains such as Aldi, Costa Coffee, Co-op and Spar, making this property within a "stones throw" of all local amenities.



*** Substantial Four Bedroom Detached Family Home**

*** Lounge, Dining Room, Family Room & Conservatory**

*** Ground Floor WC & First Floor Family Bathroom**

*** Spacious Driveway plus Integral Single Garage**

*** Cul-de-Sac Location within Walking Distance of Village Centre**

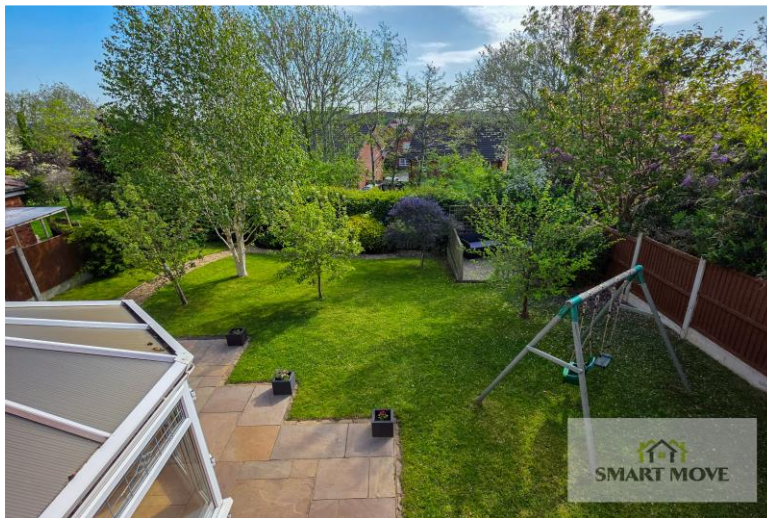
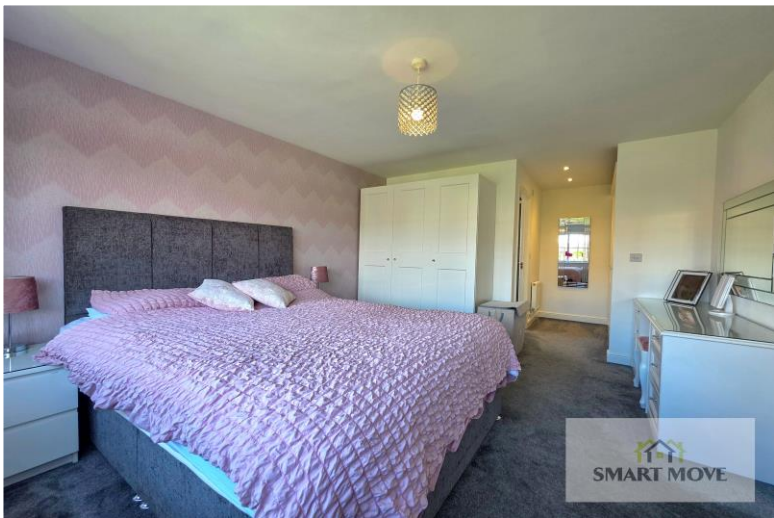
*** Sought After Cul-de-Sac Location**

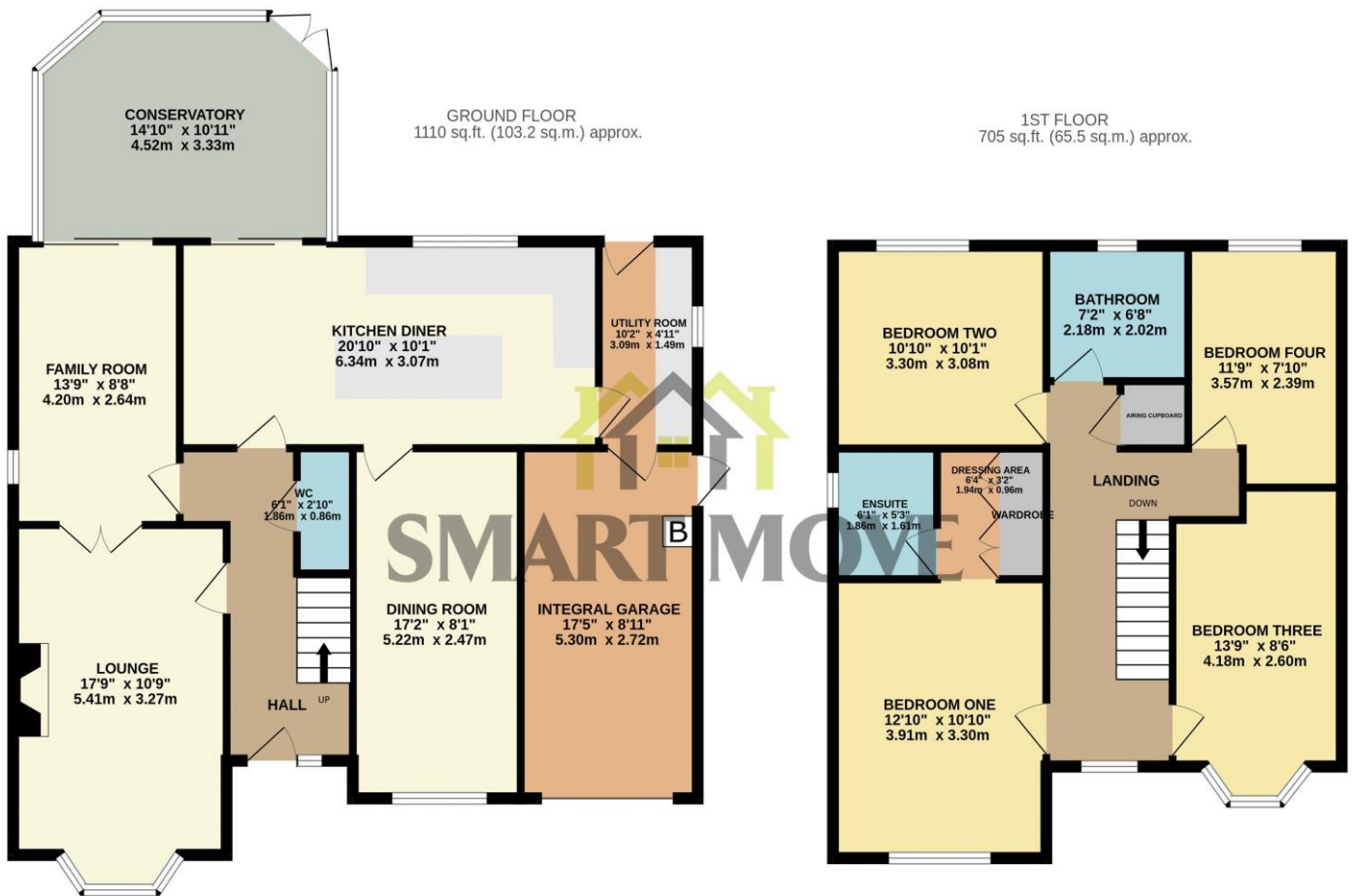
*** Open Plan Kitchen Diner plus Separate Utility Room**

*** Bedroom One with Open Dressing Room Area & En Suite Shower Room**

*** Amazing Rear Garden with Lawn & Established Woodland Area**

*** Leasehold, Council Tax Band E & EPC Rating C**





TOTAL FLOOR AREA : 1816 sq.ft. (168.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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PRS Property Redress Scheme

Smart Move – Tarleton
226a Hesketh Lane,
Tarleton, Preston, PR4 6AT



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.